

25 University of Texas Center for Sustainable Development to initiate a
26 redevelopment planning process and for the final work resulting from the interlocal
27 agreement to be sufficient for the subsequent release of a Request for Proposals for
28 redevelopment of the St. John Property; and

29 **WHEREAS**, the Center for Sustainable Development team completed their
30 study highlighting viable community-guided and anti-displacement focused
31 redevelopment scenarios, in accordance with Resolutions 20171207-058 and
32 20190606-098, included a range of options such as mixed-income housing,
33 recreation space, and non-profit space that address the current and future needs of
34 St. John residents and the surrounding community; and

35 **WHEREAS**, the Center for Sustainable Development team's final report
36 was reviewed by the Economic Development Department, Neighborhood Housing
37 & Community Development, Parks and Recreation Department, City Attorney,
38 Financial Services, Public Works, Austin Water and Austin Energy and the
39 subsequent memorandum released on June 24, 2020, included vetted
40 recommendations to reposition the St. John Property through a Request for
41 Proposals process; **NOW, THEREFORE,**

42 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

43 The City Council affirms the new vision for the St. John Property,
44 understands the need to utilize viable financing sources as outlined by the
45 Economic Development Department in the June 24, 2020 memorandum, supports
46 the City Manager initiating a competitive Request for Proposals process in order to
47 achieve community priorities attached as **Exhibit "A,"** and supports the financial
48 prioritization necessary to reposition the St. John property. Supported financial
49 prioritization and options could include a Tax Increment Reinvestment Zone,

50 issuance of new debt or reprioritizing planned debt issuance for infrastructure,
51 utilizing parkland dedication fees, invoking fee waivers to support affordable
52 housing, and other financial options listed in the June 24, 2020 memorandum.

53 **BE IT FURTHER RESOLVED:**

54 The City Council initiates the rezoning and Future Land Use Map (FLUM)
55 amendments of the properties located at 7211 N. Interstate 35, Austin, Texas, and
56 7309 N. Interstate 35, Austin, Texas, from public-neighborhood plan (P-NP)
57 combining district, limited office-mixed use-neighborhood plan (LO-MU-NP)
58 combining district, and general commercial services-mixed use-neighborhood plan
59 (CS-MU-NP) combining district to general commercial services-mixed use-vertical
60 mixed use building-neighborhood plan (CS-MU-V-NP) combining district, and
61 FLUM changes from Civic to Mixed Use land use. The City Council intends to
62 finalize the rezoning concurrently with finalizing an initial agreement with any
63 developer(s).

64 **ADOPTED:** _____, 2020 **ATTEST:** _____
65 Jannette S. Goodall
66 City Clerk
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